

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
W/S Hartfell Road, 27 ft. S of	* ZONING COMMISSIONER
c/l of Tregarone Road	
2420 Hartfell Road	* OF BALTIMORE COUNTY
8th Election District	
4th Councilmanic District	* Case No. 96-122-A
Jai Ryu, et ux	
Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Jai Ryu and Kae Ryu, his wife, for that property known as 2420 Hartfell Road in the Coachford Subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C. of the Baltimore County Zoning Regulations (BCZR) to permit the enclosure of an existing rear concrete pad and wood roof with a 20 ft. rear setback in lieu of the required 30 ft. setback. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING  
 Date 10/23/95  
 By [Signature]

10/23/95

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of October, 1995 that the Petition for a Zoning Variance from Section 1B02.3.C. of the Baltimore County Zoning Regulations (BCZR) to permit the enclosure of an existing rear concrete pad and wood roof with a 20 ft. rear setback, in lieu of the required 30 ft. setback, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING  
Date 10/23/95  
By M. G. G. G.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 20, 1995

Mr. and Mrs. Jai Ryu  
2420 Hartfell Road  
Timonium, Maryland 21093

RE: Petition for Administrative Variance  
Case No. 96-122-A  
Property: 2420 Hartfell Road

Dear Mr. and Mrs. Ryu:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

### for the property located at 2420 HARTFELL RD., TIMONIUM, MD 21093

which is presently zoned DR. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B O 2.3 c. (Change to Area 20' Rear  
YARD SET BACK IN LIEU OF 30 FT.  
TO PERMIT THE ENCLOSURE OF AN EXISTING REAR CONCRETE PAD AND WOOD ROOF WITH A  
20' REAR SET BACK IN LIEU OF THE REQUIRED 30' SET BACK.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS: MOSQUITOES, FLYS, ETC.
5. IMPROVE APPEARANCE OF HOUSE.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

XXXX  
Attorney for Petitioner:

PATIO ENCLOSURES, INC.  
(Type or Print Name)

Signature

R. L. TICE, AGENT

224 8th AVE., N.W. 760-1919  
Address Phone No.

GLEN BURNIE, MD. 21061

City State Zipcode

Legal Owner(s):

JAI RYU  
(Type or Print Name)

Signature

KAE RYU  
(Type or Print Name)

X  
Signature

2420 HARTFELL RD. 560-1282  
Address Phone No.

TIMONIUM, MD 21093  
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

PATIO ENCLOSURES, INC.  
Name

224 8th AVE., N.W. 760-1919  
Address Phone No.

GLEN BURNIE, MD. 21061

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: SJA DATE: 9-19-95

ESTIMATED POSTING DATE: 10-1

ITEM #: 126



# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2420 HARTFELL RD.  
address

TIMONIUM, MD 21093  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS: MOSQUITOES, FLYS, ETC.
5. IMPROVE APPEARANCE OF HOUSE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jai Ryu  
(signature)  
JAI RYU  
(type or print name)



Kaejo C. Ryu  
(signature)  
KAE RYU  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of September, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

September 15, 1999  
date

Amie E. Williams  
NOTARY PUBLIC

My Commission Expires:

June 1999

MICROFILMED

LEGAL DESCRIPTION OF PROPERTY

BEGINNING ON THE WEST SIDE OF HARTFELL ROAD, 60' WIDE AT A DISTANCE OF 27' SOUTH OF THE CENTERLINE OF TREGARONE ROAD.  
BEGINNING FOR THE SAME AND BEING KNOWN AND DESIGNATED AS LOT NO. 11, BLOCK N, AS SHOWN ON THE PLAT ENTITLED "SUBDIVISION PLAN, PLAT TWO, SECTION ONE, COACHFORD", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK RRG NO. 29, FOLIO 99. THE IMPROVEMENTS THEREON KNOWN AS NO. 2420 HARTFELL ROAD (AND ALSO KNOWN AS 133 TREGARONE ROAD). IN THE 8th ELECTION DISTRICT.

# 120

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-122-A

District D-8

Date of Posting 9/29/85

Posted for: Variance

Petitioner: Jai & Kae Ryu

Location of property: 2420 Hartwell Rd

Location of Signs: Along roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by [Signature]  
Signature

Date of return: 10/6/85

Number of Signs: 1



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

96-122

DATE

9.19.95

ACCOUNT

R-CEI-6150-

AMOUNT \$

8500

RECEIVED  
FROM:

SAI & KAG RYU

2420 HALTELLA

TURKISH WOOD

OIC R. VAIL (Admin) 50

OSC 1 SIGN 75

FOR:

TOTAL

12.09.95

12.09.95

855 (11)

VALIDATION OR SIGNATURE OF CASHIER

# 126.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 2, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-122-A (Item 126)  
2420 Hartfell Road  
W/S Hartfell Road, 27' S of c/l Tregarone Road  
8th Election District - 4th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before October 1, 1995. The closing date (October 16, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Jai and Kae Ryu

10/16/95





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 13, 1995

Jai Ryu  
Kae Ryu  
2420 Hartfell Road  
Timonium, MD 21093

RE: Item No.: 126  
Case No.: 96-122-A  
Petitioner: J. Ryu, et ux

Dear Mr. and Mrs. Ryu:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 19, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

10-2-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 126 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
*for* Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RECEIVED  
OCT 10 1995

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 4, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 123, 124, 125, 126, 131, 136, 137, 138, 140, 142, 143, and 144.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Caryl Kerns*

PK/JL

## PETITION PROBLEMS

### #124 — JCM

1. No section number or wording on petition form. Variance for what???

### #125 — JRA

1. No zoning indicated on petition form.

### #126 — JRA

1. Notary section is incomplete.

### #127 — JRA

1. Need title of person signing for legal owner.
2. Need authorization for person signing for legal owner.

### #132 — MJK

1. Plat says legal owner is "Frederick Villa Associates, Limited Partnership".  
Petition says legal owner is "Henry Reitberger". Which is correct??

F-88-192

**This Deed,** MADE THIS 16th day of AUGUST

in the year one thousand nine hundred and eighty-eight by and between  
 ✓ ADAM B. ZIEGEL and ✓ CONCETTA E. ZIEGEL, his wife

of Baltimore, Maryland, parties of the first part, and  
 ✓ JAI POONG RYU and ✓ KAEJOO CHUN RYU, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the actual consideration paid or to be paid is \$192,000.00,

the said parties of the first part

C REC/F 16.00  
 C T TX 835.00  
 C DOCS 960.00  
 DEED 0 #  
 SM CLERK 1811.00  
 #71942 C001 302 T11:47  
 08/22/88

do grant and convey to the said JAI POONG RYU and KAEJOO CHUN RYU, his wife,  
 as tenants by the entireties, the survivor of them, his or her

personal representatives/~~successors~~ and assigns, in fee simple, all

that lot of ground situate in Baltimore County, Maryland,

and described as follows, that is to say:

BEGINNING for the same and being known and designated as Lot No. 11, Block N, as shown on the plat entitled "Subdivision Plan, Plat Two, Section One, Coachford", which plat is recorded among the Land Records of Baltimore County in Plat Book RRG No. 29, Folio 99. THE improvements thereon known as No. 2420 Hartfell Road (and also known as 133 Tregarone Road).

BEING the same lot of ground described in a Deed dated December 6, 1983 and recorded among the Land Records of Baltimore County in Liber EHKJr. No. 6637, Folio 640, by and between Adam B. Ziegel and Concetta E. Ziegel, his wife, a life estate with full powers of disposition, the remainder to Joann Marie Stewart, Sharon Mech and A. Richard Ziegel. The said Adam B. Ziegel and Concetta E. Ziegel, his wife, hereby execute this Deed pursuant to the powers reserved unto them in the above mentioned Deed.

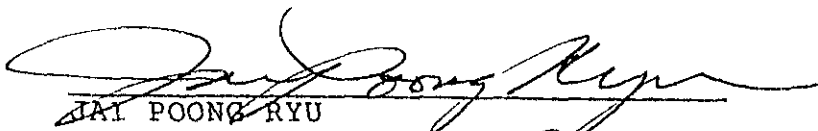
AGRICULTURAL TRANSFER TAX  
 NOT APPLICABLE

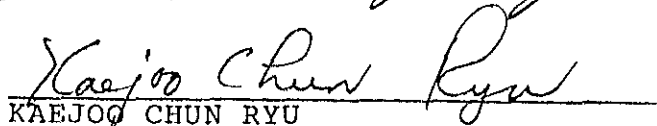
SIGNATURE JR DATE 8-22-88

RECEIVED FOR TRANSFER  
 State Department of  
 Assessments & Taxation  
 for Baltimore County

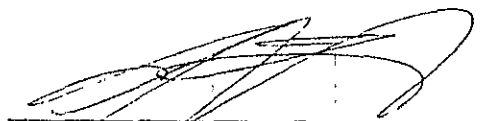
JR 8-22-88  
 Paid

Pursuant to the provisions contained in the Real Property Volume of the Annotated Code of Maryland, Section 13-203(b) as Amended, effective July 1, 1988, the within Grantees, Jai Poong Ryu and Kaejoo Chun Ryu, his wife, hereby make oath in due form of law that the residence herein conveyed, namely, 2420 Hartfell Road, Baltimore County, Timonium, Maryland, 21093, will be occupied by the within Grantees.

  
JAI POONG RYU

  
KAEJOO CHUN RYU

SWORN and subscribed to before me this 16th day of August, 1988.

  
Timothy F. Umbreit  
Notary Public (SEAL)

My Commission Expires: July 1, 1990

4578-95-2A

Bill Simpson 252-5978  
131 Tregaron Road  
Timonium, MD 21093

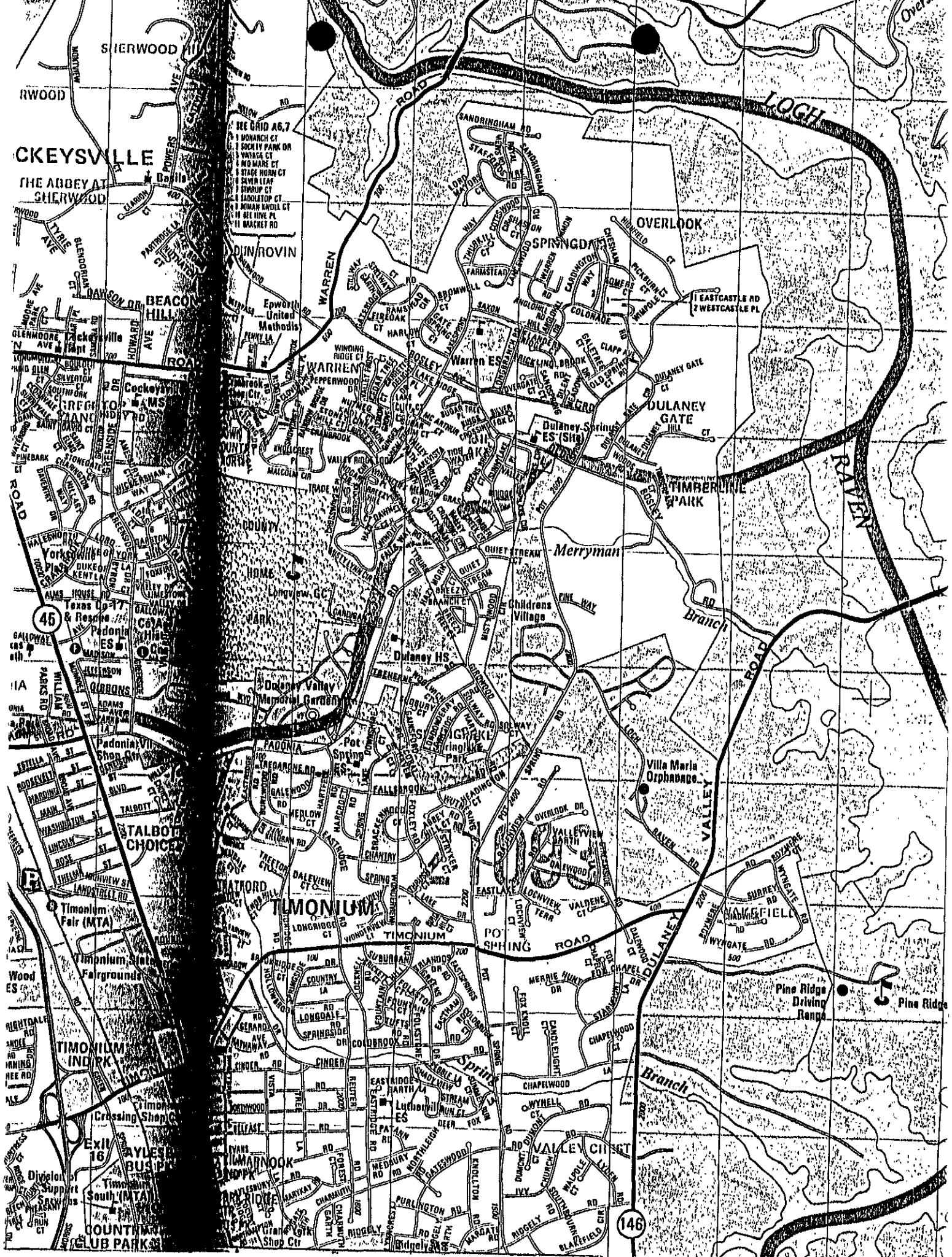
Frank Joos 252-9306  
2418 Hartfell Road  
Timonium, MD 21093

RECEIVED

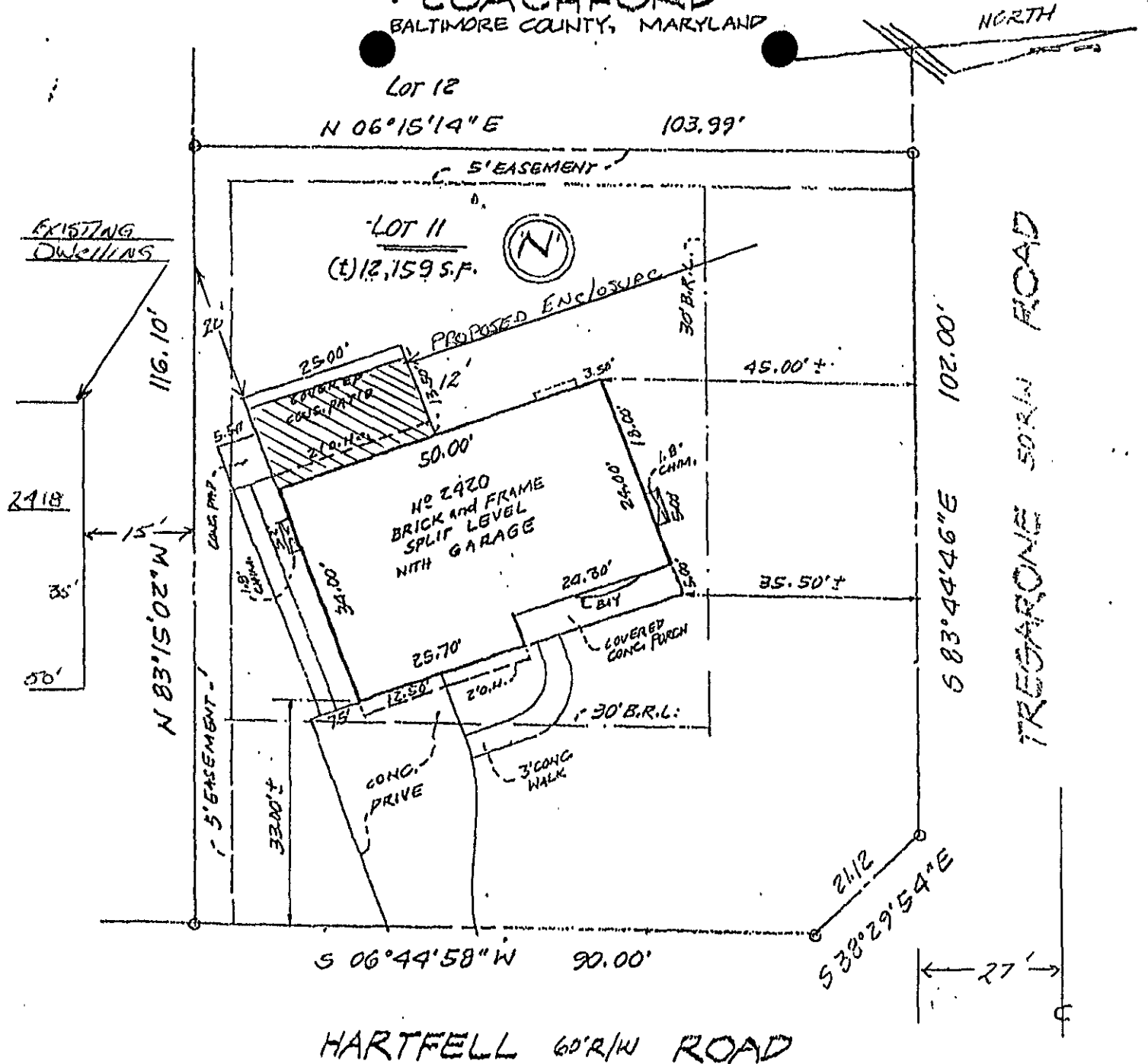
SEP 25 1995

ZADM





COACHFORD  
BALTIMORE COUNTY, MARYLAND



HOUSE LOCATION PLAT  
Plat Ref. No.: 29 at plat 099  
Election District, BALTIMORE CO., MD.

This property is not located in a flood plain as shown on Federal Emergency Management Agency Flood Insurance Rate Map: 240010-0255B

For Settlement Purposes Only. No Title Report Furnished.

Property Lines Have NOI Been Set.

NOI To Be Used For Any Construction Purposes Including Fences.

I hereby certify that the position of all the existing improvements on the property shown and described herein have been established by accepted survey practices and that unless otherwise shown, there are no encroachments.

Address: 2420 HARTFELL ROAD,  
Lot: 11  
Block: N  
Drawing No.: UT 829  
Case No.: 92-80293 L  
Scale: 1"=20'  
DRN: CAPANZI

**MR. PLAT, INC.**  
9008 Branchview Drive  
Fort Washington, MD 20744  
301/839-2811

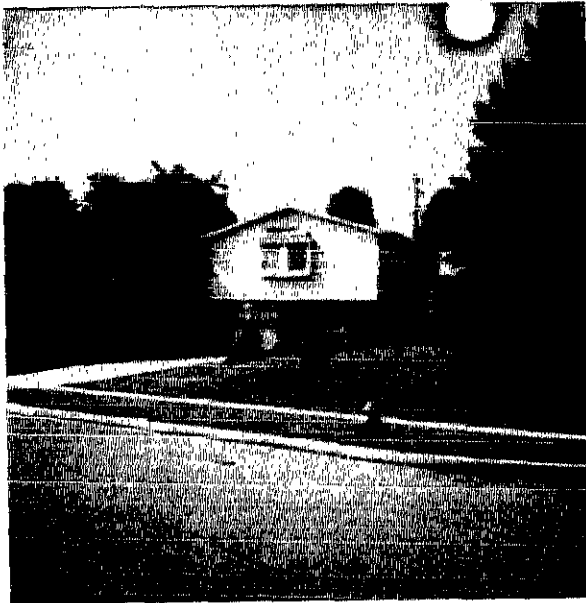
OWNERS: JAI & KAE RYU  
2420 HARTFELL RD.  
TIMONIUM, MD. 21093

COUNCILMANIC DISTRICT	4
LOT NO.	11
SUBDIVISION	COACHFORD
SCALE	1"=20'
ZONE	DR.3.5
ELECTION DISTRICT	8
BOOK	29
FOLIO	99
FRONT	103.99
REAR	103.99
S1	116.10
S2	116.10
SQ. FT.	11,628

PLOT ATTACHED  
PLAT TO ACCOMPANY ZONING VARIANCE  
200 SCALE MAP ATTACHED  
AERIAL MAP ATTACHED

Plat Not

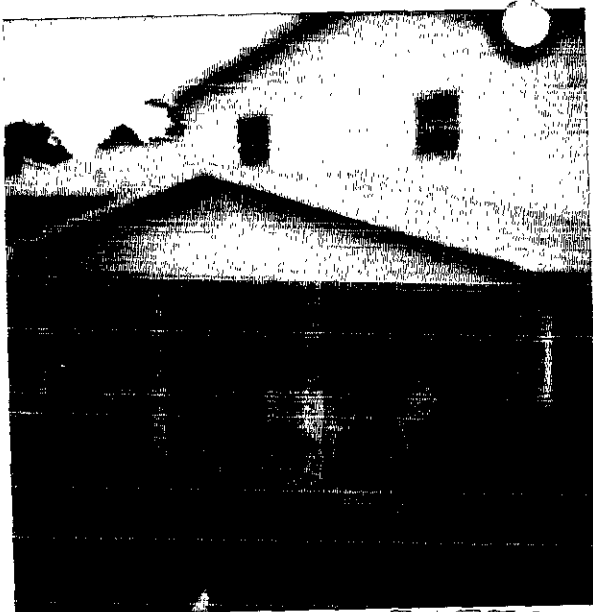
#126



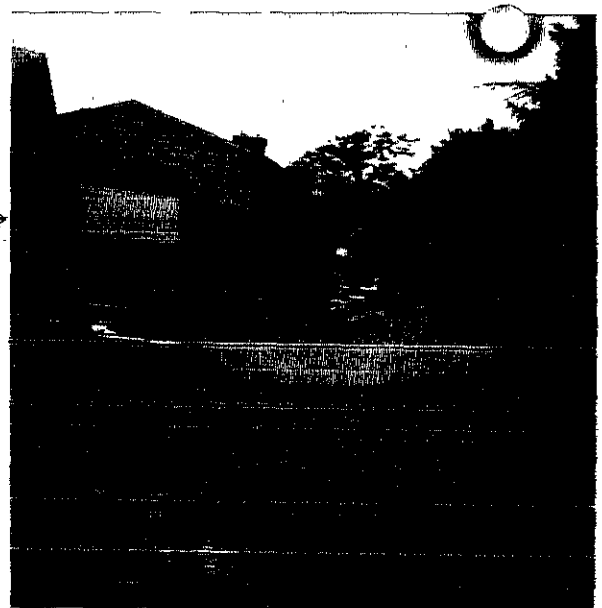
FRONT View of  
Property



Left Side of Property  
From Front to Rear



VIEW OF PORCH TO BE  
ENCLOSED. <sup>PROPOSED</sup> #126



VIEW of Rear of property  
with EXISTING Porch to be  
enclosed



RIGHT Side of property  
PARALLEL TO CORNER STREET









Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 126 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2259 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 4, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 123, 124, 125, 126, 131, 136, 137, 138, 140, 142, 143, and 144.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 867-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kerns*

PK/JL

ITEM123/PZONE/ZAC1

PETITION PROBLEMS

#124 --- JCM

1. No section number or wording on petition form. Variance for what???

#125 --- JRA

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1. Need title of person signing for legal owner.
2. Need authorization for person signing for legal owner.

#132 --- MJK

1. Plat says legal owner is "Frederick Villa Associates, Limited Partnership". Petition says legal owner is "Henry Reitberger". Which is correct??

DEED --- FEE SIMPLE --- INDIVIDUAL GRANTOR --- LONG FORM DEED 7948 PAGE 656

F-88-192

This Deed, MADE THIS 16th day of AUGUST

by the year one thousand nine hundred and eighty-eight by and between  
✓ ADAM B. ZIEGEL and CONCETTA E. ZIEGEL, his wife

of Baltimore, Maryland, parties of the first part, and

✓ JAI POONG RYU and KAEJOO CHUN RYU, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the actual consideration paid or to be paid is \$192,000.00,

the said parties of the first part

C REC'D 16.00  
C T X 835.00  
C BOOKS 740.00  
DEED 6.00  
SH. CLERK 1811.00  
#11742 CDR1 R02 111447  
03/22/88

do grant and convey to the said JAI POONG RYU and KAEJOO CHUN RYU, his wife,  
as tenants by the entireties, the survivor of them, his or her

personal representatives/executor and assigns, in fee simple, all

that lot of ground situate in Baltimore County, Maryland,

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BEGINNING for the same and being known and designated as Lot No. 11, Block N, as shown on the plat entitled "Subdivision Plan, Plat Two, Section One, Coachford", which plat is recorded among the Land Records of Baltimore County in Plat Book RRG No. 29, Folio 99. THE improvements thereon known as No. 2420 Hartfell Road (and also known as 133 Tregarone Road).

BEING the same lot of ground described in a Deed dated December 6, 1993 and recorded among the Land Records of Baltimore County in Liber EHKJR. No. 6637, Folio 640, by and between Adam B. Ziegel and Concetta E. Ziegel, his wife, a life estate with full powers of disposition, the remainder to Joann Marie Stewart, Sharon Mech and A. Richard Ziegel. The said Adam B. Ziegel and Concetta E. Ziegel, his wife, hereby execute this Deed pursuant to the powers reserved unto them in the above mentioned Deed.

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE  
SIGNATURE *[Signature]* DATE 8/22/88

RECEIVED FOR TRANSFER  
State Department of  
Assessment & Taxation  
for Baltimore County  
DATE 8/22/88

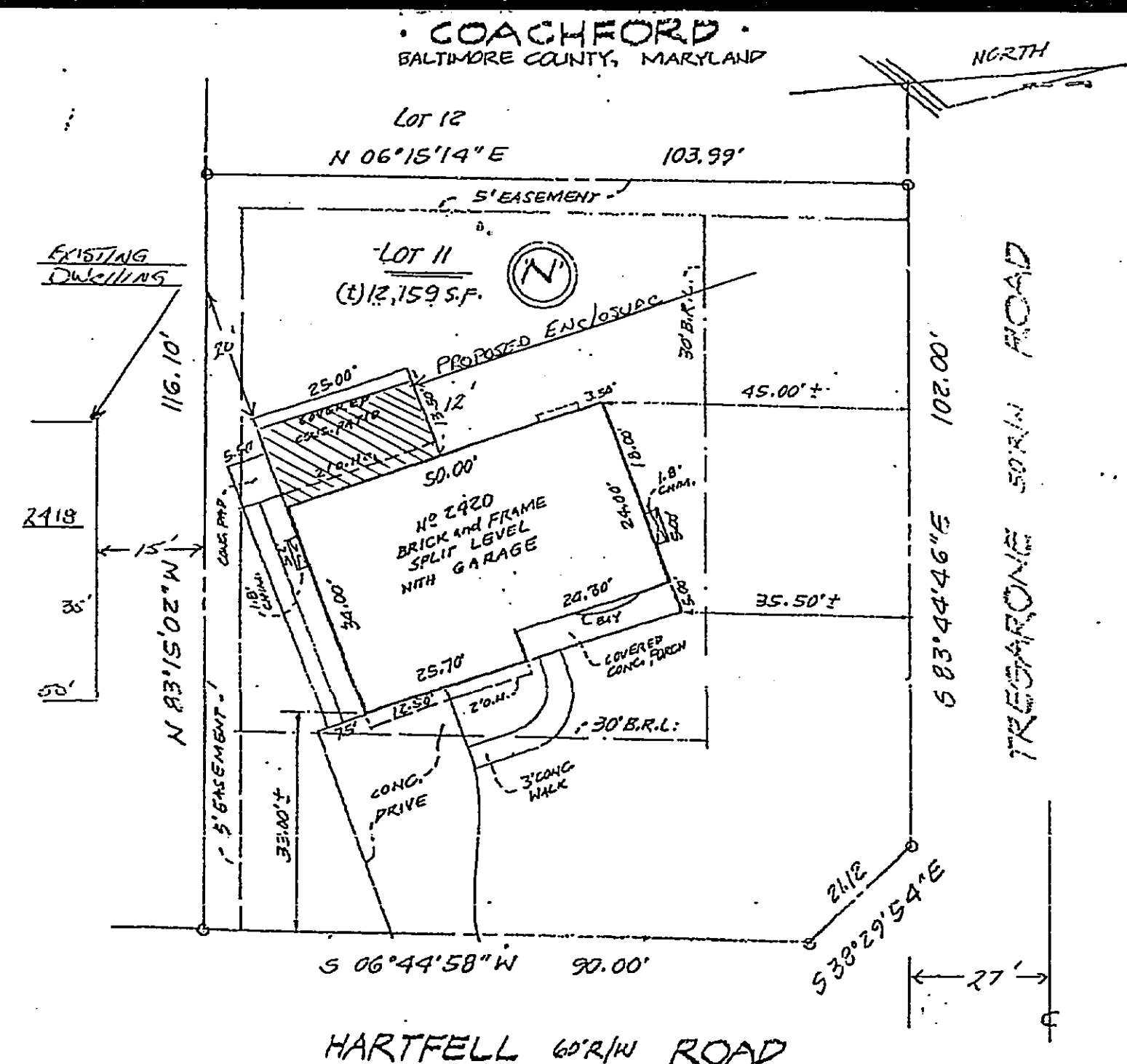
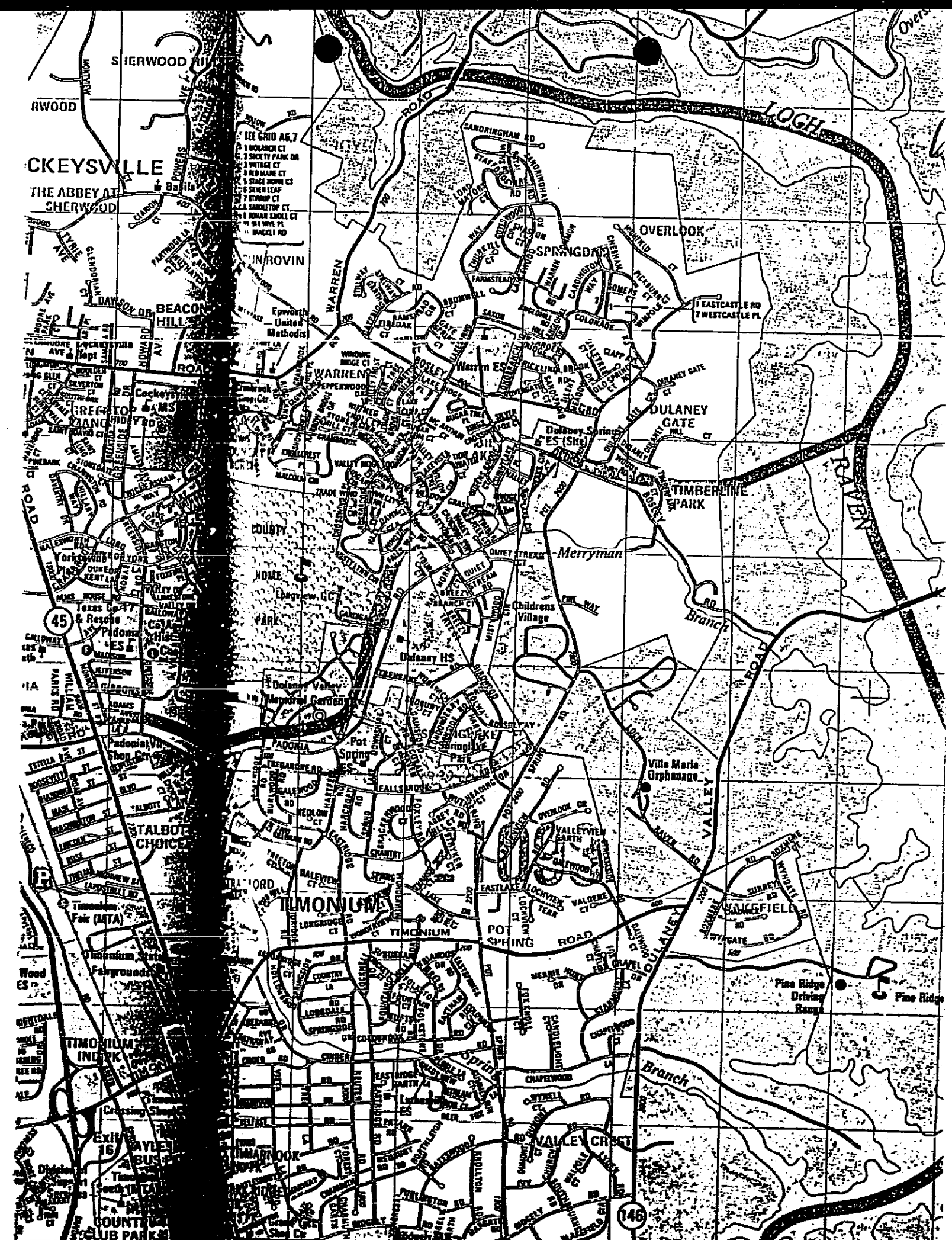
B 8102\*\*\*\*207200a 2228A

Bill Simpson 252-5978  
131 Tregarone Road  
Timonium, MD 21093

Frank Joos 252-9306  
2418 Hartfell Road  
Timonium, MD 21093

RECEIVED  
SEP 25 1995

ZADM



HOUSE LOCATION PLAT 29 at plat 099

Plat Ref. No. 29 at plat 099

This property is not located in a flood plain as shown on Federal Emergency Management Agency Flood Insurance Rate Map: 240010-0255B

For Settlement Purposes Only. No Title Report Furnished.

Property Lines Have NOT Been Set.

NOT To Be Used For Any Construction Purposes Including Fences.

Address: 2420 HARTFELL ROAD,

Lot: 11

Block: N

Drawing No: 07-829

Case No.: 92-8293 L

Scale: 1" = 20'

DRN: CAPRA

MR. PLAT, INC.  
3001 Branchview Drive  
Fort Washington, MD 20744  
301/839-2811

OWNERS: JAI & KAE RYU  
2420 HARTFELL RD.  
TIMONIUM, MD. 21093

CONGRESSIONAL DISTRICT 4

LOT NO. 11

SUBDIVISION COACHFORD

SCALE 1"=20'

ZONE DR-3.5

ELECTION DISTRICT 8

BOOK 29

FOLIO 99

FRONT 103.99

REAR 103.99

S1 116.10

S2 116.10

SQ. FT. 11,628

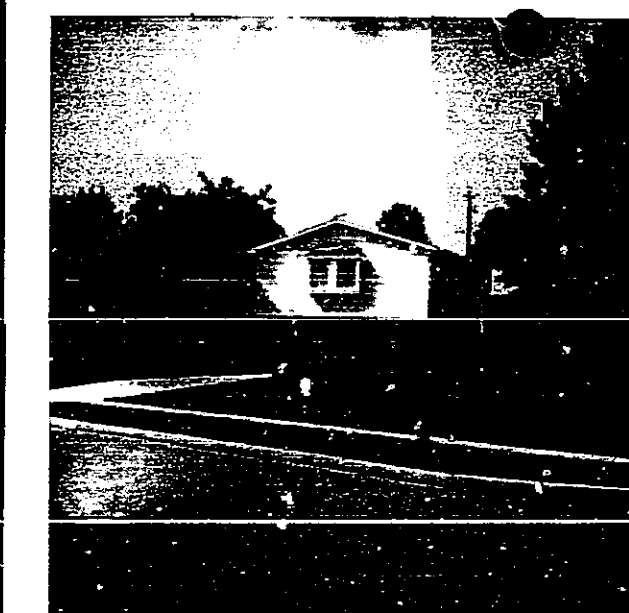
PLAT ATTACHED

PLAN TO ACCURATELY SHOW VARIANCE

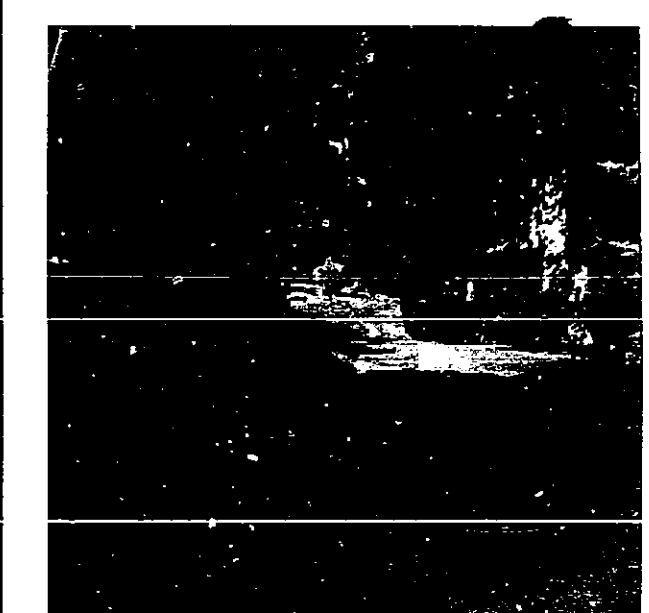
200 SCALE MAP ATTACHED

AERIAL MAP ATTACHED

#126



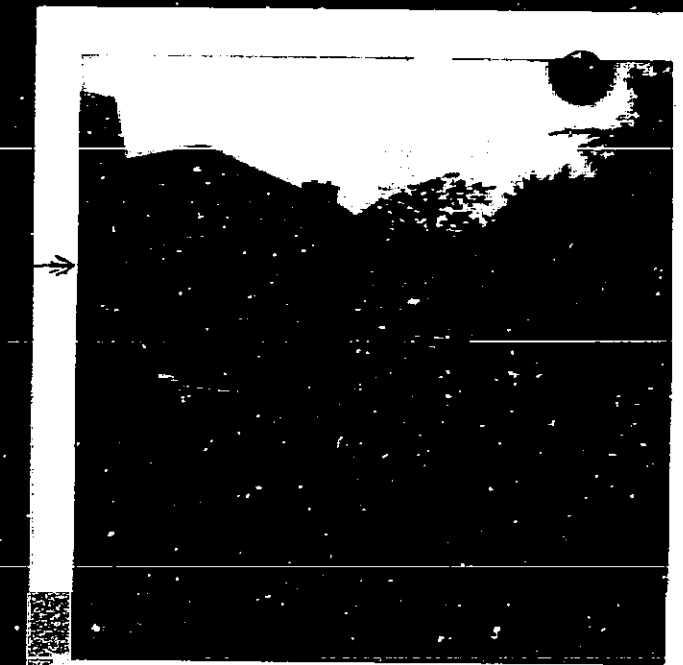
FRONT View of  
Property



Left Side of Property  
From Front to Rear



VIEW OF FACADE OF  
ENCLOSURE #126

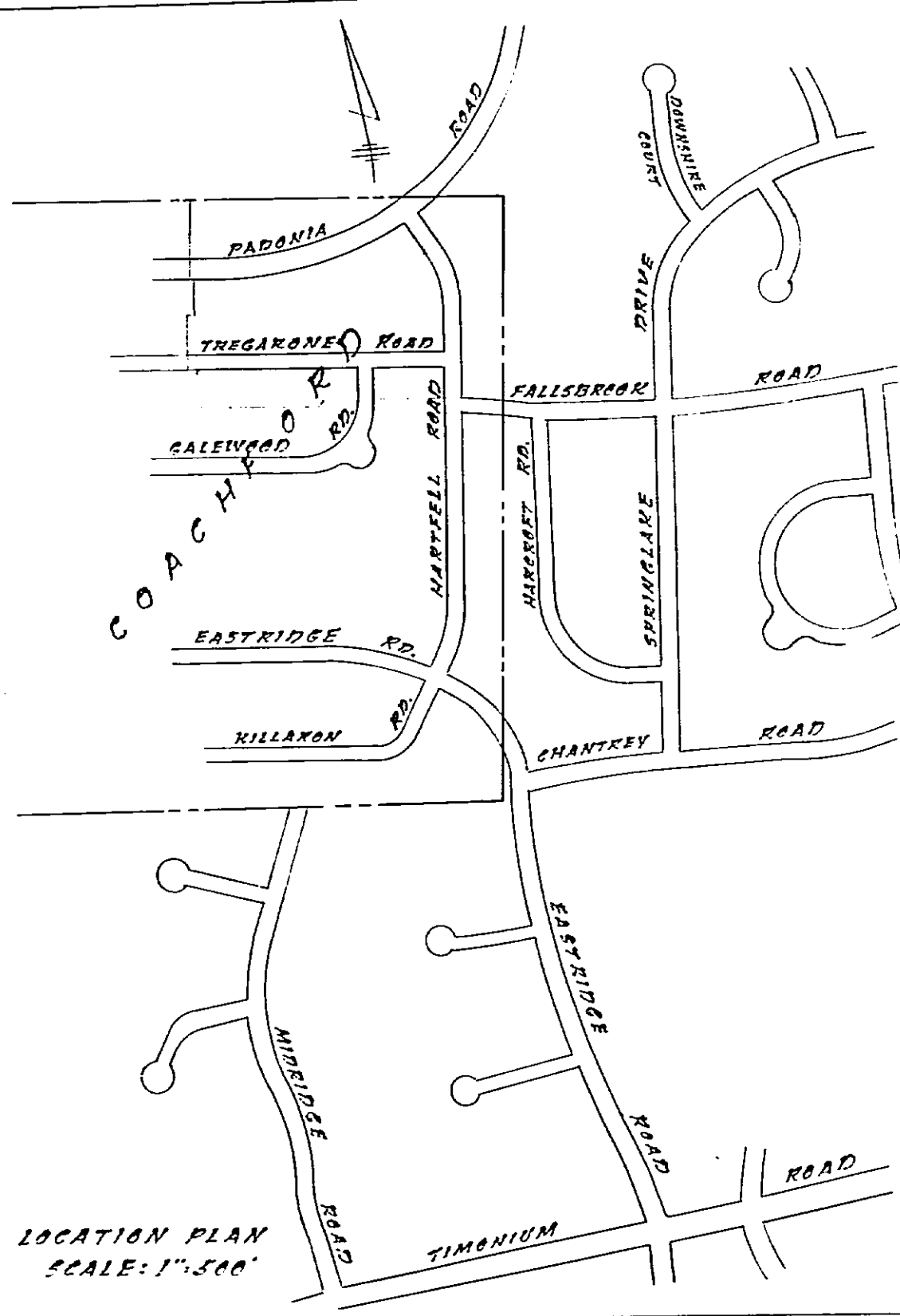


VIEW OF REAR of property  
WITH EXISTING Porch To be  
ENCLOSURE



RIGHT Side of property  
PARALLEL TO CORNER STREET



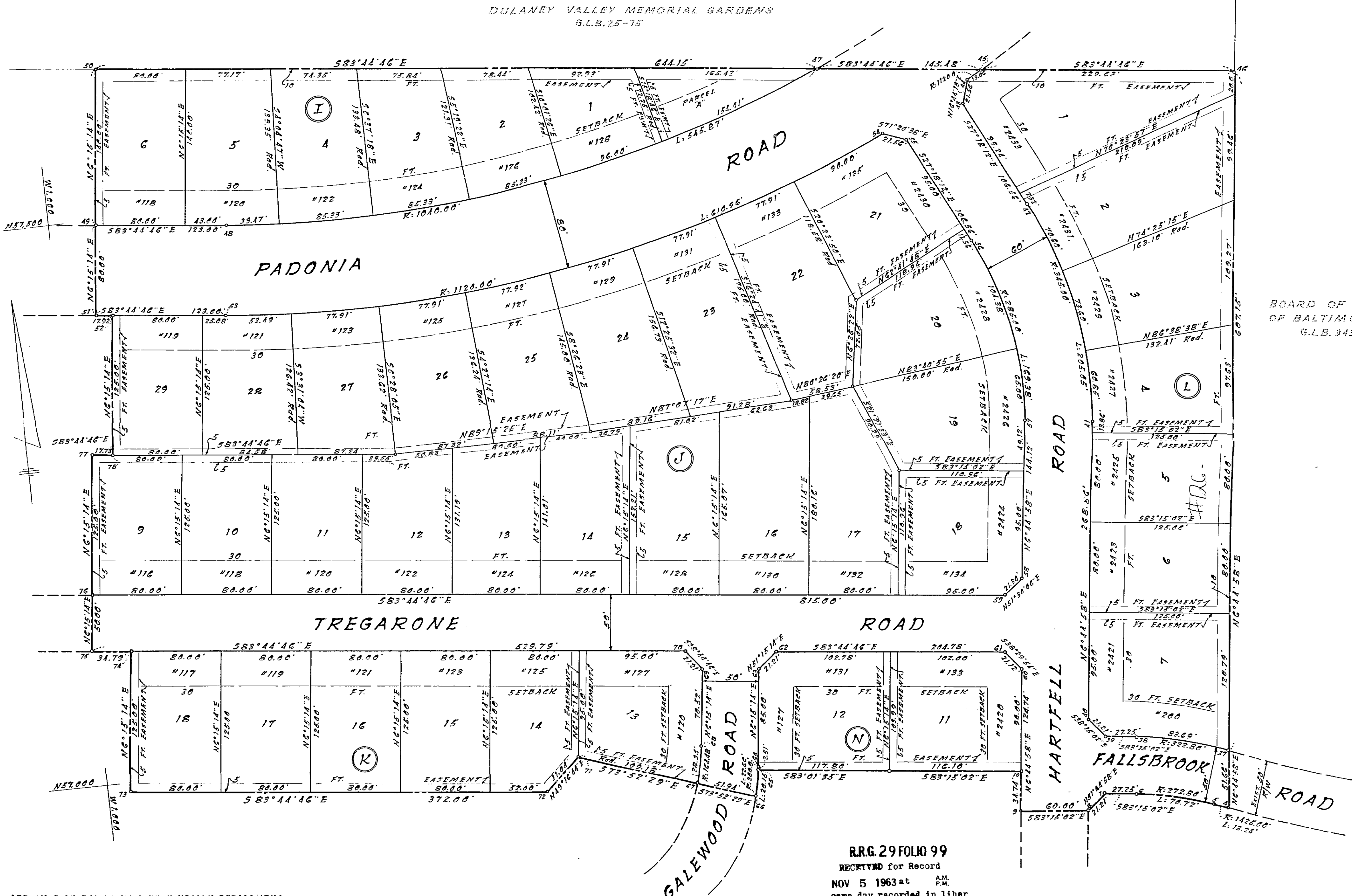


COORDINATES				
N	WEST	NORTH	WEST	NORTH
1	13.18	56,874.80	55	234.85
2	26.52	56,875.62	56	185.97
3	99.90	56,892.89	57	156.20
4	120.96	56,896.10	58	173.14
5	197.07	56,892.96	59	185.81
6	197.19	56,890.60	60	185.44
7	193.11	56,901.50	61	196.49
8	7.11	56,905.11	62	39.26
9	86.02	56,912.52	63	416.79
10	115.08	56,943.72	64	425.05
11	126.21	56,962.41	65	425.34
12	96.01	57,229.40	66	428.79
13	132.66	57,228.20	67	476.07
14	181.54	57,228.89	68	475.18
15	175.33	57,543.54	69	465.50
16	164.02	57,550.00	70	478.77
17	308.63	57,565.91	71	583.56
18	841.93	57,485.51	72	614.66
19	964.26	57,496.92	73	984.44
20	948.95	57,636.08	74	970.83
21	972.97	57,417.39	75	1,605.41
22	955.10	57,415.48	76	999.96
23	850.65	57,409.99	77	986.34
24	265.29	57,366.27	78	966.72
25	64.25	57,255.05	79	

CURVE DATA				
NUMBER	RADIUS	Δ	ARC	TANG
1	1475.00	0°51'57"	15.24	6.62
2	272.80	1°51'11"	70.72	15.52
3	322.80	1°51'11"	82.63	18.09
4	345.00	1°49'11"	85.62	19.62
5	1120.00	0°40'12"	18.06	6.51
6	1000.00	2°04'54"	61.67	27.93
7	1120.00	3°11'17"	61.92	32.24
8	272.80	3°48'10"	109.90	47.28
9	200.00	6°22'34"	113.4	59.30
10	200.00	5°42'23"	104.15	54.15
11	164.48	9°52'17"	142.0	78.30

**CERTIFICATION:**  
 Certification is hereby made that this plat was computed by Donald L. Brown and that it meets the requirements of Section 78-B, Article 17 of the Annotated Code of Maryland 1957 Supplement.

*Donald L. Brown*  
 REG. NO. 3423



APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT:  
*L. A. Campbell, M.D.* 10/31/63  
 DEPUTY STATE AND COUNTY HEALTH OFFICER

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS:  
*John J. ...* 10/31/63  
 ROAD ENGINEER OF BALTO. CO. MD.

APPROVED BY BALTIMORE COUNTY PLANNING BOARD:  
*Raymond ...* 10/31/63  
 DIRECTOR

**OWNERS CERTIFICATE:**  
 Certification is hereby made that all the requirements of the Annotated Code of Maryland Chapter 1016 Acts of 1945 have been complied with on this plat.

*Donald L. Brown*  
 VICE-PRESIDENT - COACHFORD INC.

P.W.A. Completed 8/6/63  
 Final Plat Checked:  
 Planning G.E.G. 10/6/63  
 Engineering R.M.O. 5/5/64  
 Date 10/6/63 10/21/63

**NOTES:**  
 The streets and/or roads as shown herein and the location thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use, the fee simple title to the lands shown is expressly reserved in the Grantors of the deed to which this plat is attached, their heirs and assigns.  
 Coordinates are referred to Traverse of Baltimore County Map Division District and are based on NAD 83 UTM Zone 18N.  
 All easements shown are for utilities and drainage.  
 Outline data taken from plat prepared by G.W. Stephens & Associates Inc.

**LEGEND:**  
 Outline of plat shown thus: \_\_\_\_\_  
 Boundary of roads shown thus: \_\_\_\_\_  
 Lot lines shown thus: 15  
 House numbers shown thus: 2430  
 Blue numbers shown thus: 2430  
 Coordinate numbers shown thus: 50  
 Easements for utilities & drainage shown thus: 15 FT. EASEMENT  
 Setback lines shown thus: \_\_\_\_\_

RRG.29FOLIO 99  
 RECEIVED For Record  
 NOV 5 1963 at AM.  
 same day recorded in liber  
 R.R.C. No. \_\_\_\_\_ folio  
 One of the \_\_\_\_\_ Records of  
 Baltimore County and ex-  
 amined, per  
*Stat. Sec.*  
 Clerk

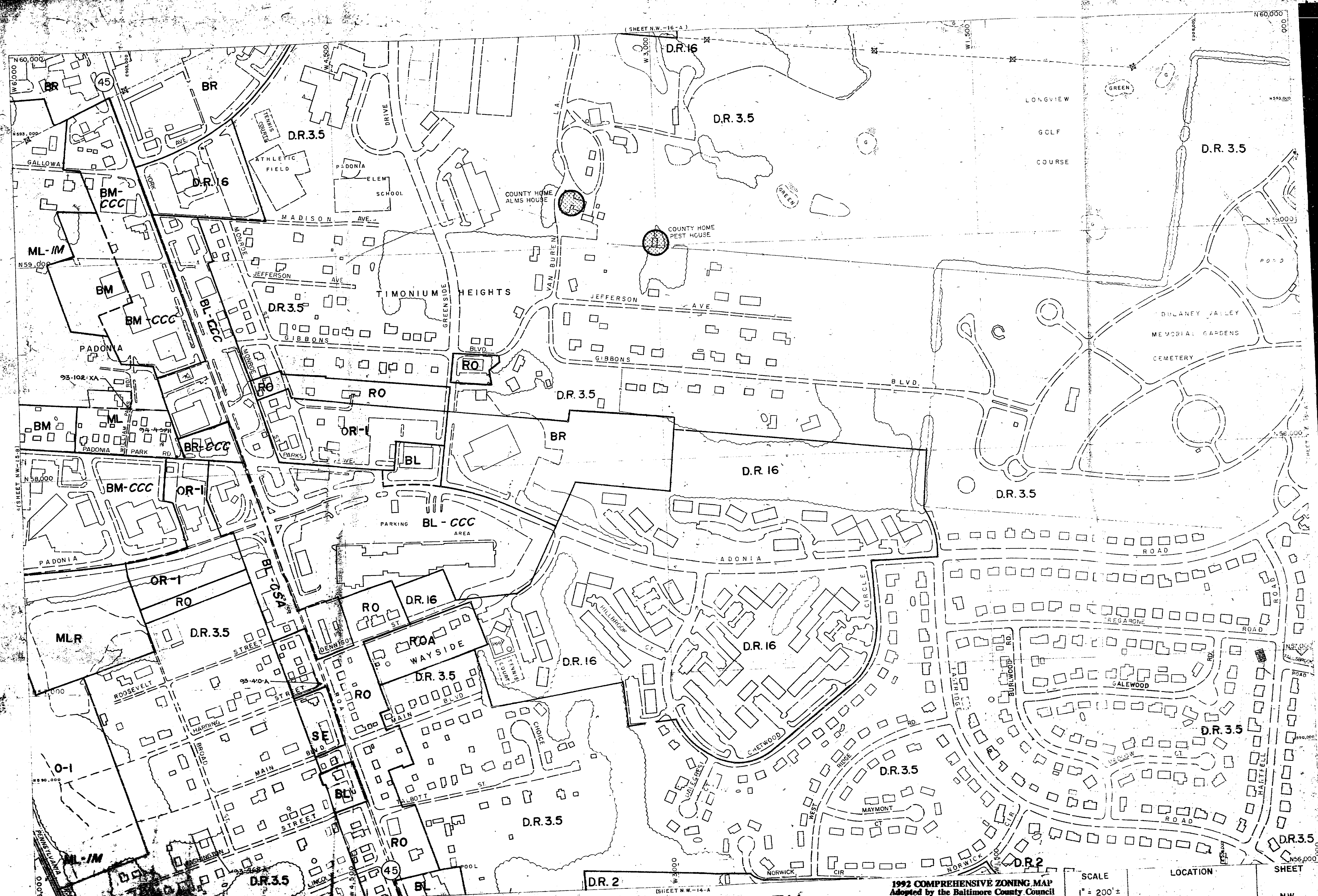
SUBDIVISION PLAN  
 PLAT TWO  
 SECTION ONE  
**COACHFORD**  
 BALTIMORE COUNTY, MD. ~ ELECT. DIST. NO. 8  
 SCALE: 1"=50' ~ OCTOBER 1963

COACHFORD INC. - OWNER  
 1624 YORK ROAD, LUTHERVILLE, MD.

DONALD L. BROWN  
 LAND SURVEYOR - REG. NO. 3423  
 1624 YORK ROAD, LUTHERVILLE, MD.

BOARD OF EDUCATION  
 OF BALTIMORE COUNTY  
 G.L.B. 3437-216





# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

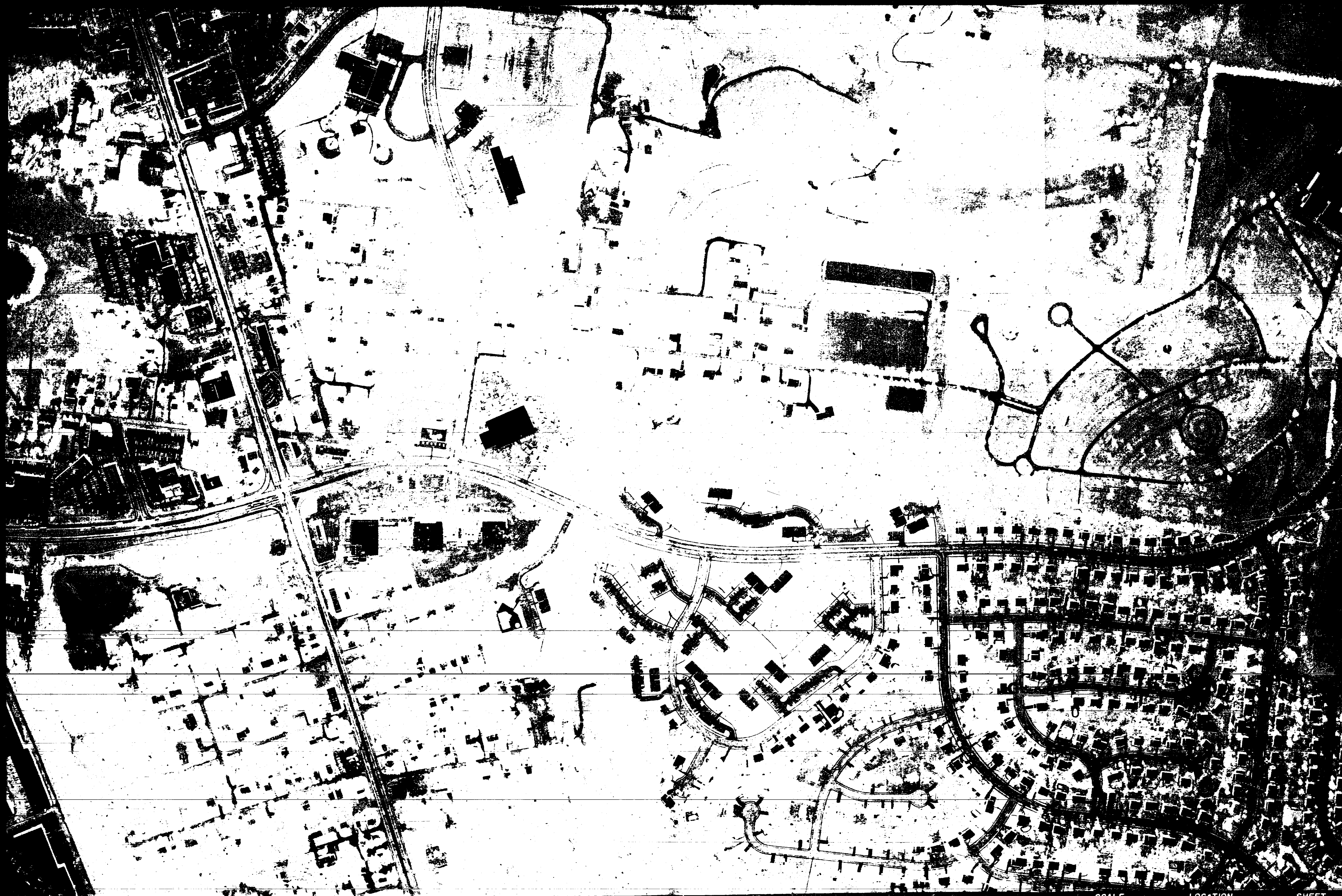
1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Ord. Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92  
*William A. Howard*  
Chairman, County Council

SCALE 1" = 200' ±	LOCATION PADONIA	SHEET N.W. 15-A
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

# 126





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	PADONIA	N.W. 15-A
DATE OF PHOTOGRAPHY JANUARY 1986		